

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Density Bonus Appeal filed for the properties located 1432-1434 South Beverly Drive.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC), as modified by the PLUM Committee on September 14, 2021, attached to the Council file, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Alison Block, on behalf of residents in the building located at 1436-1440 ½ South Beverly Drive, and THEREBY SUSTAIN the determination of the LACPC in approving a Density Bonus, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, for a Housing Development with a total of 13 units (with two units – 15 percent of the base density set aside for Very Low Income Households) in lieu of the base density of nine units, along with an On-Menu Incentive to permit a 22 percent increase in Floor Area Ratio from 3:1 to 3:65:1; and, approving Conditions A.3 – Affordable Units, A.5 – Housing, A.6 – Incentives, and A.7 – Waiver; for the demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot, 13-unit apartment building reserving two units for Very Low Income Households; the project will include 22 parking spaces between an at-grade and subterranean level; for the properties located 1432-1434 South Beverly Drive, subject to Conditions of Approval as modified by the PLUM Committee on September 14, 2021, attached to the Council file.

Applicant: Ben Kohanteb, Ben and Lili Kohanteb Trust

Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. CPC-2020-595-DB-CU-1A

Environmental No. ENV-2020-597-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on September 21, 2021, the PLUM Committee considered a report from the LACPC and a Density Bonus appeal filed for the properties located 1432-1434 South Beverly Drive. Department of City Planning (DCP) staff provided an overview of the matter, and read a technical correction into the record to correct the percentage of the base density set aside for Very Low Income Households as 15 percent. A Representative of Council District 5 provided comments in support of denying the appeal and the technical correction. After an opportunity for public comment, and presentations from the Applicant's Representative and Appellant, the Committee recommended to deny the appeal and sustain the determination of the LACPC in approving a Density Bonus and Conditions of Approval for the project, with the technical correction for 15 percent of the base density to be set aside for Very Low Income Households. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RIDLEY-THOMAS:	ABSENT

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-